

**COUNTY OF LOUDOUN**  
**DEPARTMENT OF BUILDING AND DEVELOPMENT**  
**ZONING ADMINISTRATION REFERRAL**

**DATE:** February 19, 2010  
**TO:** Michael Elabarger, Project Manager, Department of Planning  
**FROM:** Brian Fish, Planner *BF*

**RECEIVED**

**FEB 19 2010**

**LOUDOUN COUNTY  
DEPARTMENT OF PLANNING**

**CASE NUMBER & NAME:** SPEX-2009-0036, Loudoun Youth Soccer Association Lighting

**I. APPLICATION SUMMARY**

**Applicant:** Loudoun Youth Soccer Association, Inc.  
**Proposal:** Special Exception to allow lighting that does not meet the standards of Section 5-1504(A), pursuant to Section 5-1404(C).

**II. PROPERTY SUMMARY**

**Parcel Number (MCPI):** 192-36-5833-000  
**Property Size (Legal Acreage):** 11.88 Acres  
**Base Zoning:** JLMA-20 (Joint Land Management Area - 20) (ZO Section 2-1300)  
**Zoning Overlay Districts:** Airport Impact Overlay District

**III. MATERIALS REVIEWED BY ZONING ADMINISTRATION:**

The Zoning Administration comments provided in this referral are based on a review of the following documents submitted with the application:

- 1) Information Sheet.
- 2) Statement of Justification dated January 7, 2010.
- 3) Special Exception Plat revised through December 22, 2009.
- 4) Lighting Summary dated September 4, 2009.

**IV. COMMENTS**

Zoning Administration has the following comments regarding conformance with the Revised 1993 Loudoun County Zoning Ordinance ("the Ordinance"):

*A-01*

1. Staff recommends that the Conditions of Approval include hours during which lighting is to be permitted.
2. Staff recommends that the Conditions of Approval include substantial conformance to the Special Exception plat.
3. Staff notes that the Legend on Sheet 2 simply refers to the lighting isometric as "Proposed Lighting Isometric (foot candles)". Are these proposed to be maximum, average, or approximate lighting levels? Additional clarification is required.
4. Staff notes that the review of this Special Exception application only included a review of the proposed field lighting, and did not include a comprehensive review of the proposed *rural recreation establishment, outdoor* for conformance with Zoning Ordinance requirements.

A-02

**County of Loudoun**  
**Department of Planning**  
**MEMORANDUM**

**DATE:** February 22, 2010

**TO:** Mike Elabarger, Project Manager  
Land Use Review

**FROM:** Kelly Williams, Planner III  
Community Planning

**SUBJECT: SPEX 2009-0036 Loudoun Youth Soccer Association, Inc.**

**EXECUTIVE SUMMARY**

The Loudoun Youth Soccer Association, Inc. requests a Special Exception to permit lighting that does not meet the standards of the Revised 1993 Zoning Ordinance. The use of recreation fields on the property is a permitted use in the JLMA-20 zoning district, however the lighting as proposed exceeds the standards and requires special exception approval. Specifically, the applicant is requesting approval of lighting that exceeds 0.25 foot candles above background light levels measured at the boundary of the property as it abuts adjacent properties. The greatest impact would be a maximum of 8.51 foot candles on the adjacent Phil Bolen Park property.

Staff recommends approval of the proposal as the site is surrounded by uses which generally will not be affected by lighting that may spill over the boundary. The adjacent uses include the Leesburg Airport, Phil Bolen Park, and a commercial nursery. As proposed, spill over would occur only on the Phil Bolen Park property which is planned for both passive and active recreational uses, including lighted ball fields. Additionally, the applicant has proposed hours of operation that are similar to existing facilities within the county which should pose no undue hardship on the adjacent properties.

**BACKGROUND**

The subject property, approximately 11.88 acres, is located east of Sycolin Road, north of Cochran Mill Road, and south of the future alignment of Crosstrail Boulevard. It is bounded by a Phil Bolen Park to the north, east and south, a commercial nursery to the south and the Leesburg Airport to the west (See Vicinity Map). The property is zoned JLMA-20 (Joint Land Management Area).

A-03

A review of County GIS records indicates wetlands, steep slopes, and moderately steep slopes on-site, however they are located in an area that will not be impacted by the lighting which is the subject of this application.

Vicinity Map



### COMPLIANCE WITH THE COMPREHENSIVE PLAN

The site is governed under the policies of the Revised General Plan, the Countywide Transportation Plan (CTP), and the Bicycle and Pedestrian Mobility Master Plan (BPMMP). The site is contained within the Leesburg Joint Land Management Area (JLMA) and is planned for Business uses.

The proposed application has been reviewed under the Revised General Plan Towns Policies of Chapter 9 and the Green Infrastructure policies of Chapter 5.

### ANALYSIS & RECOMMENDATION

#### Lighting

The Plan promotes sound night-lighting standards that will "reduce light pollution such as glare, energy waste, light trespass, and the deterioration of the natural nighttime environment" (Revised General Plan, Chapter 5, Lighting and the Night Sky, text). The Light and Glare Standards of the Revised 1993 Zoning Ordinance (Section 5-1504(A)) specifies that all sources of glare must not cause illumination in excess of 0.25 foot candles above background light levels measured at the boundary of the property as it abuts the adjacent lot. A Special Exception is requested so that the lighting on the outdoor fields may exceed these standards.

A-04

Specifically, six light poles are proposed to illuminate the athletic fields on the southern most portion of the site. The applicant has included an illumination summary depicting the anticipated light intensities on the perimeter of the property based on Musco light fixtures. The analysis identifies several locations along the site's southern boundaries where the outdoor lighting will spill over onto the Phil Bolen Park site which is also planned for active recreational uses, including lighted ballfields. The greatest impact would be a maximum of 8.51 foot candles in the south west corner of the site.

***Staff recommends approval of the proposal as the site is surrounded by uses which generally will not be affected by lighting that may spill over the boundary. The applicant has proposed hours of operation that are similar to existing facilities within the county which should pose no undue hardship on the adjacent properties. Staff recommends that commitments be made to the type of lighting that will be provided (e.g., maximum height of poles, intensity of lighting (maximum foot candles), a design that reduces spillover, etc.) and to the hours of operation.***

cc: Julie Pastor, AICP, Director, Planning  
Cynthia L. Keegan, AICP, Program Manager, Community Planning (via email)

A-05

**County of Loudoun**  
**Office of Transportation Services**  
**MEMORANDUM**

**DATE:** March 19, 2010  
**TO:** Mike Elabarger, Project Manager  
Department of Planning  
**FROM:** Marc Lewis-DeGrace, Transportation Planner  
**SUBJECT:** **SPEX 2009-0036 — Loudoun Youth Soccer Association Lighting**  
**First Referral**



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**Background**

This Special Exception (SPEX) application seeks to allow lighting on soccer fields that does not meet standards set by the Revised 1993 Zoning Ordinance. The site is located on the east side of Sycolin Road (Route 643), adjacent to Loudoun County's Leesburg Park and Ride Lot and Philip A. Bolen Memorial Park. Access to the site is provided via an existing site driveway. A vicinity map is provided as *Attachment 1*.

In its consideration of this application, the Office of Transportation Services (OTS) reviewed materials received from the Department of Planning on January 8, 2010, including (1) a statement of justification prepared by the Applicant, (2) a special exception plat (plan set) prepared by Bohler Engineering dated November 11, 2009 revised through December 22, 2009, and (3) a Traffic Statement prepared by Wells and Associates dated November 16, 2009.

**Existing, Planned and Programmed Transportation Facilities**

The site is located just outside of the Town of Leesburg within the Leesburg Joint Land Management Area (JLMA). Major roadways serving the site are described below. OTS review of existing and planned transportation facilities is based on the 2001 Revised Countywide Transportation Plan (2001 Revised CTP) and the 2003 Bicycle & Pedestrian Mobility Master Plan (2003 Bike & Ped Plan).

**Sycolin Road (Route 643)** (segment from Route 659 northwest to Battlefield Parkway) is classified by the 2001 Revised CTP as a minor collector road. It is currently built as a two-lane (R2) road within a variable right-of-way (ROW). A recent project by the Virginia Department of Transportation (VDOT) has paved the entire road. The 2001 Revised CTP calls for Sycolin Road to be widened to a four-lane divided (U4M) facility within a 90-foot ROW and reclassified. A segment of Sycolin Road just to the north of the site has been widened by Loudoun County, installing left- and right-turn lanes at Loudoun Center Drive and a left-turn lane at Claudia Drive, (the entrance to the Leesburg Park and Ride Lot). The Town

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of Leesburg is in the process of widening Sycolin Road to four lanes within the Town Limits. According to the most recent data provided by VDOT (2008), Sycolin Road carries 3200 daily vehicle trips.

The 2003 Bike & Ped Plan classifies Sycolin Road as a “baseline connecting roadway” along which bicycle and pedestrian facilities are envisioned. There are multi-use trails on either side of Sycolin Road to the north of the site from the Leesburg Town Limits south to Claudia Drive (a distance of approximately 1500 feet). These facilities were constructed as part of the recent Loudoun County widening project.

### **Review of Applicant's Submitted Traffic Statement**

The Applicant's submitted traffic statement (*Attachment 2*) reviewed the existing conditions along Sycolin Road (Route 643) at the site entrance and the impacts of the proposed use on the roadway. The traffic statement indicates that the four fields proposed on the site (i.e., two full-size lighted soccer fields and two smaller unlighted “play areas”) should be counted as three fields given the smaller size and capacity of the “play areas”. Using rates published by the Institute of Transportation Engineers (ITE) in *Trip Generation (8<sup>th</sup> Edition)*, vehicle trips generated by the proposed fields are as follows:

### **Trip Generation Analysis**

Land use / Time Period	ITE Code	Amount	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Soccer Complex	488	3 Fields						
Adjacent Street Peak Hour Generator			2	2	4	43	19	62
Peak Hour of Generator			5	4	9	21	44	65

Source: Wells + Associates Traffic Statement (11/16/2009)

The traffic statement notes even if the lighting of the fields moved the PM peak hour of the generator (fields) to be coincident with the adjacent street (commuter) PM peak hour, an addition of only five percent (three vehicle trips) would result. The traffic statement concludes that this is not a significant traffic increase.

The traffic statement also analyzed the need for left and right turn lanes on Sycolin Road at the site entrance, and determined that neither is warranted. Analysis of each is provided as part of *Attachment 2*.

### **Transportation Comments**

1. The Leesburg Executive Airport Master Plan and Capital Improvement Plan calls for an extension of the airport runway in the future. The runway extension will require a realignment of Sycolin Road (Route 643), which is anticipated to impact the Applicant's property generally as indicated on *Attachment 3*. This realignment is also shown on the Town of Leesburg's Transportation Plan and noted in the draft 2010 Loudoun County

A-07

CTP. It is recommended that the Applicant contact both Leesburg Executive Airport and the Town of Leesburg to coordinate development of this site with respect to this road realignment.

2. Loudoun County is currently in the process of selecting an engineering firm to design Crosstrail Boulevard, a segment of which is proposed to pass through Phil Bolen Park just east of this site. Please be aware that the ultimate location of Crosstrail Boulevard may deviate from the alignment depicted on the Applicant's special exception plat and impact the Applicant's lot/proposed fields.
3. Please ensure that the lighting for the soccer fields is not directed toward existing or future planned roads.

### **Conclusion**

**Subject to resolution of the issues identified in this referral, OTS would have no objection to the approval of this application.**

### **ATTACHMENTS**

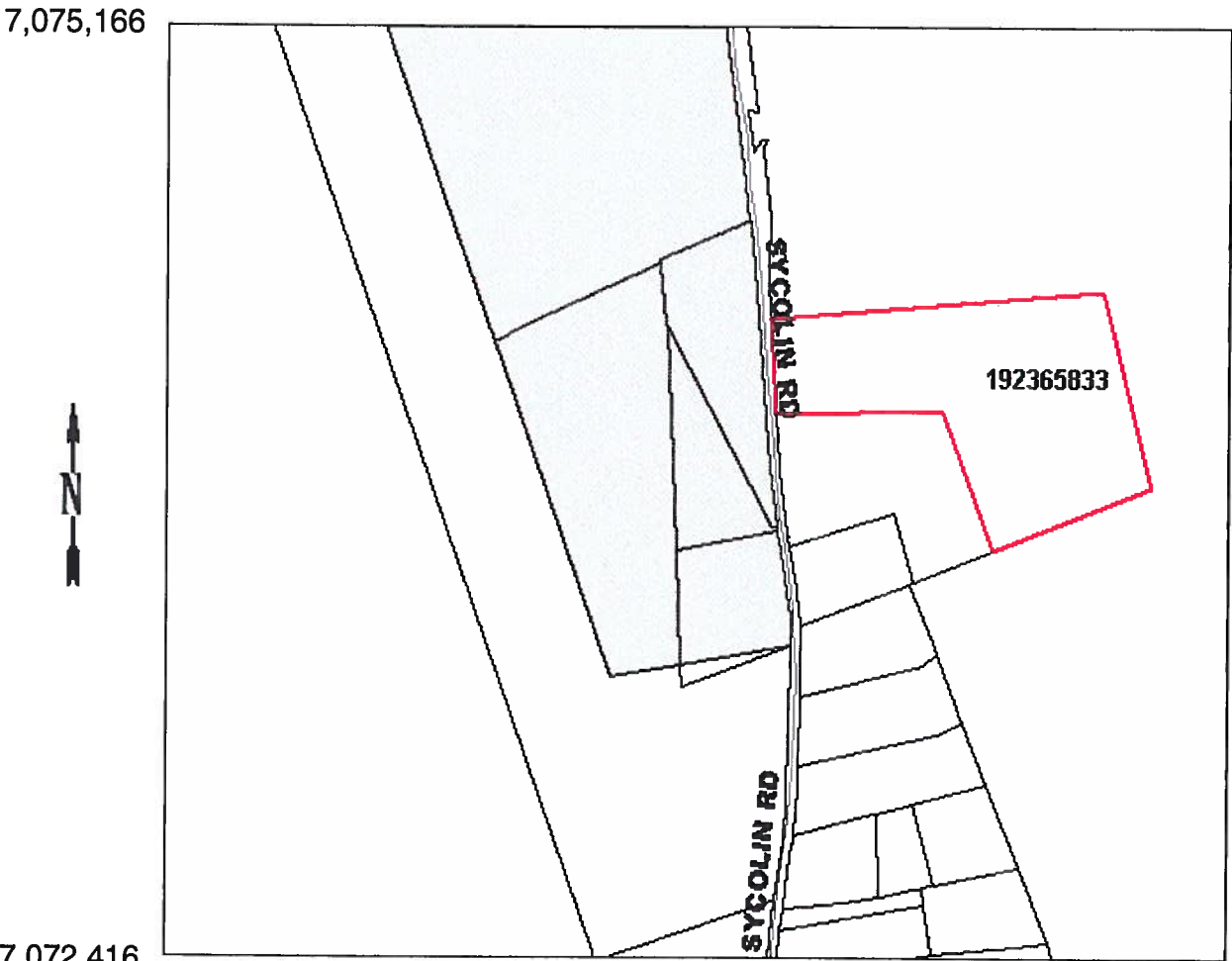
1. Site Vicinity Map
2. Traffic Statement (November 16, 2009)
3. Leesburg Executive Airport Master Plan (Portion of Airport Layout Plan, March 2007; Sheet 9 of 9)

cc: Andrew Beacher, Assistant Director, OTS  
Lou Mosurak, Senior Coordinator, OTS

*A-08*



Loudoun County Mapping System



Map Width=3,144 feet  
Created on 1/26/2010 2:17:06 PM

PIN	Address
192365833	19798 Sycolin Rd Leesburg 20175

\* General Parcel Information \*  
PIN: 192365833  
Tax Map #: /60////////16/  
Parcel Address: 19798 SYCOLIN RD LEESBURG 20175  
Owner Name: HOGAN, JAMES JR & M SCHENK & D PAUL  
Primary Zoning: JLMA20  
GIS Parcel Type: P

ATTACHMENT 1

A-09



**WELLS + ASSOCIATES**

**MEMORANDUM**

**TO:** George R. Phillips, AICP  
Loudoun County Office of Transportation Services

**FROM:** Kevin D. Sitzman, P.E.

**DATE:** November 16, 2009

**RE:** Loudoun Youth Soccer Association, Inc.  
Sycolin Road Soccer Fields  
Traffic Statement

RECEIVED  
LAND DEVELOPMENT DIVISION

NOV 20 2009

LOUDOUN COUNTY  
BUILDING & DEVELOPMENT

**Introduction**

This memorandum presents a traffic statement for the proposed lighted soccer fields to be located along the east side of Sycolin Road, south of the Park'n'Ride lot and north of Cochran Mill Road. While soccer fields are a permitted use on the subject site, the lights (proposed to permit the extension of practice and game times into the evening hours) would require special exception approval. Access would be provided at an existing driveway location along Sycolin Road.

**Existing Conditions**

In the vicinity of the subject site, Sycolin Road is a two-lane rural highway with a posted speed limit of 35 mph. Parcels fronting Sycolin Road are served by individual driveways, thus resulting in left turn conflicts that are common on two-lane facilities.

According to the most recent information published by the Virginia Department of Transportation (VDOT), the Annual Average Daily Traffic (AADT) volume for the segment of Sycolin Road between the Town of Leesburg limits and Shreve Mill Road was 3,200 vehicles per day. The data further indicate that approximately 12.6 percent of these vehicles (or 403 vehicles) utilize the road during the peak hour. The Highway Capacity Manual identifies the capacity of a two-lane highway as 3,200 passenger cars per hour. Thus, the current traffic volume is well within the capacity of the roadway.

**Site Trip Generation**

The number of vehicle-trips that would be expected with the soccer fields was determined based on the standard trip generation rates published by the Institute of Transportation Engineers (ITE) in Trip Generation, 8<sup>th</sup> Edition. Table I indicates the numbers of trips generated during the AM and PM peak hours, both for the typical commuter peaks and the peak hours of the use. The trip generation

estimates were based on three athletic fields, as the concept plan indicates two full fields and two "play areas." The play areas will likely be used for practices, but without lights would not be used to the same extent as the fields, and thus were each included as "1/2 of a field."

Table I  
Trip Generation Analysis

Land Use/ Time Period	ITE Code	Amount	Units	<u>AM Peak Hour</u>			<u>PM Peak Hour</u>		
				In	Out	Total	In	Out	Total
<u>Soccer Complex</u>	488		3 fields						
Adjacent Street Peak Hour				2	2	4	43	19	62
Peak Hour of Generator				5	4	9	21	44	65

Note: Based on Trip Generation, 8th Edition, Institute of Transportation Engineers.

It is noted that the critical PM peak hour of generator volume is only five percent (or three trips) more than during the commuter peak hour. Thus, even if the addition of lights to the proposed fields moved the overall afternoon/evening peak hour to be coincident with the commuter peak hour, an increase of no more than three total trips (or five percent) during the street peak hour would result from the special exception.

### Hazardous Locations

Based on a field reconnaissance, no hazardous locations or constraints were identified. Due to the presence of multiple driveways along this segment of Sycolin Road, drivers would generally expect vehicles turning from the through lanes of the mainline. Thus, access to the subject site via an unsignalized driveway on the relatively straight, flat segment of Sycolin Road would not present a hazard.

### **Turn Lanes**

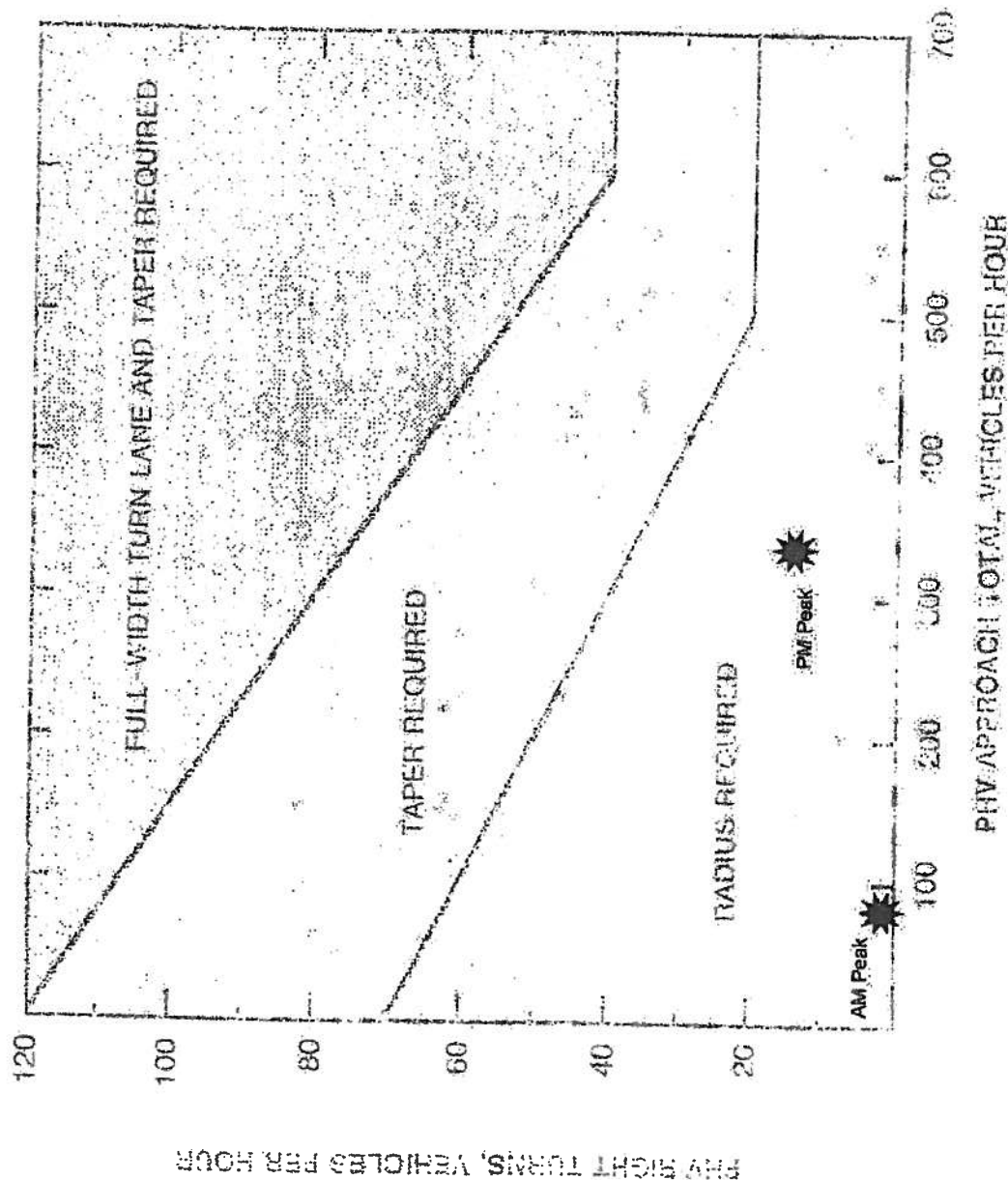
Loudoun County staff requested an analysis of the need for left and right turn lanes to serve the proposed soccer fields. Traffic volumes for Sycolin Road were based on published VDOT counts and K-factors, the trip generation estimates shown in Table I, and an anticipated directional distribution of 70 percent from the north/30 percent from the south. The warrants for right turn lanes from Figure C-1-8 of the VDOT Road Design Manual and Exhibit 9-75 of the AASHTO Green Book. The results are attached to this traffic statement and indicate that neither a right nor a left turn lane would be required at the proposed entrance to the soccer fields.

### **Conclusion**

The special exception to add lights to the permitted soccer fields along Sycolin Road would not significantly increase the number of trips generated by the site during critical peak hours. The application would have a minimal impact on the traffic safety and operations along Sycolin Road and would not result in the need for turn lanes.

Please feel free to contact me with any questions you may have regarding this matter.

## Guidelines for Right Turn Treatments - Two Lane Highway Sycolin Road/Site Entrance



CONGESS

PHV - Peak Hour Volume  
(also Design Hourly  
Volume equivalent)

### Adjustment for Right Turns

For posted speeds at or under 45 mph (72 km/hr.), 20% right turns > 40, and 20% total < 300

Adjusted PHV Right Turns  
- PHV Right Turns - 20

If PIV is not known use:  
formula:  $PIV = ADT \times K \times D$

$K$  = the percent of AADT occurring in the peak hour  
 $E$  = the percent of traffic in the peak direction of flow

Note: An average of 11% for K x D will suffice.

Table 1  
Sycolin Soccer Fields  
Loudoun, VA

Left Turn Lane Warrant Analysis - 2 Lane Roadway

AM Peak Hour

Sycolin Road/  
Site Entrance

Left Turn Lane Warrant

AM Peak Hour  
Site Buildout

1. Enter operating speed of 40, 50, or 60 mph >

40 mph

2. Enter advancing volumes

Percent left turns=

0%

Lefts > 1 vph  
Throughs > 310 vph  
Rights > 0 vph  
Total > 311 vph

3. Enter opposing volume

> 94 vph

The maximum allowable advancing volume =

A left turn lane is

not warranted.

> 480 vph

Exhibit 9-75

A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, 2001. (AASHTO)

Opposing Volume	Advancing Volume/Hour			
	5% Left Turns	10% Left Turns	20% Left Turns	30% Left Turns
<u>40-mph Operating Speed (60 km/h)</u>				
800	330	240	180	160
600	410	305	225	200
400	510	380	275	245
200	640	470	350	305
100	720	515	390	340
<u>50-mph Operating Speed (80 km/h)</u>				
800	280	210	165	135
600	350	260	195	170
400	430	320	240	210
200	550	400	300	270
100	615	445	335	295
<u>60-mph Operating Speed (100 km/h)</u>				
800	230	170	125	115
600	290	210	160	140
400	365	270	200	175
200	450	330	250	215
100	505	370	275	240

Table J-2

Sycolin Soccer Fields

Loudoun, VA

PM Peak Hour

Left Turn Lane Warrant Analysis - 2 Lane Roadway

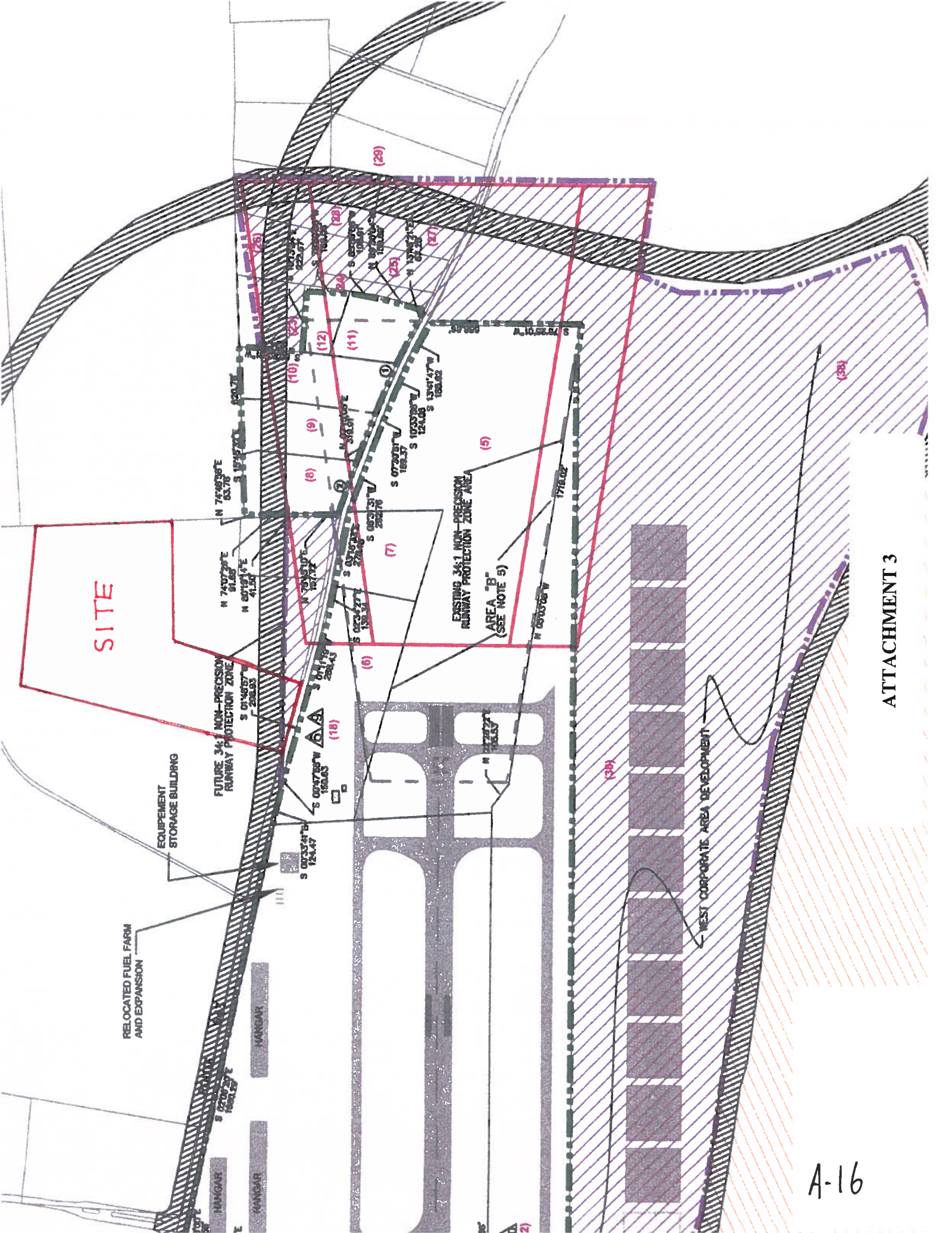
<u>Sycolin Road/ Site Entrance</u>		<u>Left Turn Lane Warrant</u>	<u>PM Peak Hour Site Buildout</u>
1. Enter operating speed of 40, 50, or 60 mph >			<u>40</u> mph
2. Enter advancing volumes		Lefts	> <u>30</u> vph
Percent left turns=		Throughs	> <u>93</u> vph
	24%	Rights	> <u>0</u> vph
		Total	> <u>123</u> vph
3. Enter opposing volume			> <u>323</u> vph
The maximum allowable advancing volume =			> <u>288</u> vph
A left turn lane is		<u>not warranted.</u>	

Exhibit 9-75

A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, 2001. (AASHTO)

Opposing Volume	Advancing Volume/Hour			
	5% Left Turns	10% Left Turns	20% Left Turns	30% Left Turns
<u>40-mph Operating Speed (60 km/h)</u>				
800	330	240	180	160
600	410	305	225	200
400	510	380	275	245
200	640	470	350	305
100	720	515	390	340
<u>50-mph Operating Speed (80 km/h)</u>				
800	280	210	165	135
600	350	260	195	170
400	430	320	240	210
200	550	400	300	270
100	615	445	335	295
<u>60-mph Operating Speed (100 km/h)</u>				
800	230	170	125	115
600	290	210	160	140
400	365	270	200	175
200	450	330	250	215
100	505	370	275	240









**COUNTY OF LOUDOUN  
PARKS, RECREATION AND COMMUNITY SERVICES  
REFERRAL MEMORANDUM**

**To:** Mike Elabarger, Project Manager, Planning Department (MSC #62)  
**From:** Brian G. Fuller, Park Planner, Facilities Planning and Development (MSC #78)  
**Through:** Mark A. Novak, Chief Park Planner, Facilities Planning and Development  
**CC:** Diane Ryburn, Director  
Steve Torpy, Assistant Director  
Su Webb, Chairman, PROS Board, Catoctin District  
Robert C. Wright, PROS Board, Open Space Member  
James E. O'Connor, PROS Board, Open Space Member  
**Date:** March 19, 2010  
**Subject:** Loudoun Youth Soccer Association Lighting SPEX 2009-0036  
**Election District:** Catoctin **Sub Planning Area:** Leesburg  
**MCPI #:** 192-36-5833

**BACKGROUND AND ANALYSIS:**

The Property is located on the east side of Sycolin Road, east of the Town of Leesburg Airport, south of the Leesburg Park and Ride Lot, and adjacent to the western boundary of Philip A. Bolen Memorial Park. The Property consists of approximately 11.88 acres within the Leesburg JLMA Policy Area. The Property is zoned JLMA-20 and owned by James J. Hogan, Jr.

The Loudoun Youth Soccer Association (LYSA) is seeking to construct 2 large soccer fields on the property, which is permitted as a "rural recreation establishment, outdoor" use in the JLMA-20 zoning district. However, the Applicant wants to light the fields, and therefore, a Special Exception to permit lighting that does not meet the standards of Section 5-1504(A) of the Revised 1993 Zoning Ordinance, pursuant to Section 5-1504(C) is required. The Applicant anticipates that the hours of operation will be 5:00pm to 10:00pm on weekdays and 8:00am to 10:00pm on weekends, similar to County-owned active athletic facilities.

**POLICY:**

The site is governed under the land use policies in the Revised General Plan, the Loudoun County Bicycle and Pedestrian Mobility Master Plan, and the Revised

Countywide Transportation Plan (Revised CTP). The subject site is located within the Leesburg Planning Area and the Leesburg JLMA Policy Area. The Planned Land Use Map adopted with the Revised General Plan identifies the subject site as planned for Business, which include components of public/civic uses and parks and open space.

## **COMMENTS:**

With respect to Parks, Recreation and Community Services (PRCS) we offer the following comments to the application proposal:

1. PRCS has partnered with LYSA for many years, and supports the Applicant's proposal to provide additional lighted athletic fields in Loudoun County. The need for additional ballfields in the County has been well documented.
2. Staff notes that the proposed location for the eastern soccer field is in very close proximity to the future, proposed Crosstrail Boulevard. Staff recommends coordinating with the Office of Transportation Services and their contracted design engineers on the location of Crosstrail Boulevard. The Applicant may need to consider additional buffering and/or fencing to protect players and soccer balls from entering the future roadway.
3. It appears that the Concept Plan shows potential impacts to moderately steep slopes and wetlands. The Applicant should demonstrate to Staff, the Planning Commission, and the Board of Supervisors how the potential impact to moderately steep slopes and wetlands will be mitigated.
4. Please provide additional information on the proposed uses of the existing buildings (to remain) around the large parking lot.

## **CONCLUSION:**

PRCS has identified the above, outstanding issues that require additional information to complete the review of this application.

If you have any questions or concerns regarding these comments, please do not hesitate to contact me personally via phone at 571-258-3251, or via e-mail at [brian.fuller@loudoun.gov](mailto:brian.fuller@loudoun.gov). You may also contact Mark Novak via phone at 703-737-8992, or via e-mail at [mark.novak@loudoun.gov](mailto:mark.novak@loudoun.gov). I look forward to attending any meetings or work sessions to offer PRCS support, or to be notified of any further information regarding this project.

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LOUDOUN COUNTY, VIRGINIA  
Department of Fire, Rescue and Emergency Management

803 Sycolin Road, Suite 104 Leesburg, VA 20175  
Phone 703-777-0333 Fax 703-771-5359



## Memorandum

**To:** Mike Elabarger, Project Manager  
**From:** Maria Figueroa Taylor, Fire-Rescue Planner  
**Date:** February 18, 2010  
**Subject:** Loudoun Youth Soccer Association Lighting  
SPEX 2009-0036

RECEIVED

FEB 19 2010

LOUDOUN COUNTY  
DEPARTMENT OF PLANNING

Thank you for the opportunity to review the above captioned application.

The Fire-Rescue GIS and Mapping coordinator offered the following information regarding estimated response times:

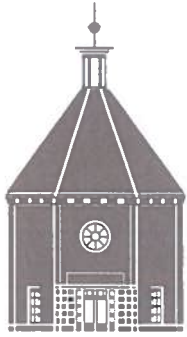
PIN	Project name	Leesburg VF-RC Travel Time
192-36-5833	LYSA	5 min, 12 sec (fire, station 20) 6 minutes (rescue, station 13)

Travel times are determined using ESRI GIS network analyst along the county's street centerline with distance and speed limit being the criteria. Travel time is reported in minutes and seconds. For the approximate response time two minutes is added for turnout time.

Project name	Leesburg VF-RC Response Times
LYSA	7 min, 12 sec (fire, station 20) 8 minutes (rescue, station 13)

The Fire and Rescue Planning Staff has no comments. If you have any questions or need additional information, please contact me at 703-777-0333.

c: Project file



*The Town of*  
**Leesburg,  
Virginia**



25 West Market Street ■ P.O. Box 88 ■ 20178 ■ 703-777-2420 ■ Metro: 703-478-1821 ■ FAX: 703-771-2727 ■ [www.leesburgva.gov](http://www.leesburgva.gov)

February 4, 2010

Michael Elabarger, Project Manager  
Loudoun County Department of Planning  
1 Harrison Street, SE  
P.O. Box 7000  
Leesburg, VA 20177

**RE: SPEX 2009-0036 Loudoun Youth Association Lighting**

Dear Mr. Elabarger:

Loudoun Youth Association has submitted a special exception application for construction of lighted ball fields at 19789 Sycolin Road south of the Leesburg Corporate limits. The proposed facility is not in conflict with policies of the Town Plan and seems reasonable, as explained in the statement of justification. Staff has reviewed the proposal and has no objections to its approval.

Thank you for the opportunity to provide input on this project. Should you require further information, do not hesitate to contact me at 703.771.2766.

Sincerely,

(James P.) Irish Grandfield, AICP  
Senior Planner  
Town of Leesburg DPZ

Cc: Town Council  
Susan Berry Hill (TOL, Director DPZ)  
John Wells (TOL, Town Manager)

Leesburg Planning Commission  
David Fuller (TOL, Comp. Planner)  
Scott Parker (TOL, Town Manager's Office)

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## STATEMENT OF JUSTIFICATION

**Loudoun Youth Soccer Association, Inc.**

**Special Exception to permit lighting that does not meet the standards of Section 5-1504 (A)**

Tax Map 60, Parcel 16 (MCPI # 192-36-5833)

11.88 Acres

January 7, 2010

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### I. INTRODUCTION AND DESCRIPTION

**Loudoun Youth Soccer Association, Inc.** is the Applicant proposing a special exception in compliance with Section 5-1504 (C) of the Revised 1993 Zoning Ordinance to provide lighting that does not meet the standards of Section 5-1504 (A) of the Revised 1993 Zoning Ordinance. Per Section 5-1504(C), which is based on Section 5-1504(A) of the Revised 1993 Zoning Ordinance, the Applicant will be applying for a special exception proposing appropriate alternative lighting that exceeds 0.25 foot candles above background light levels measured at the boundary of the property as it abuts adjacent properties. As shown on the Special Exception Plat, the outdoor fields will exceed 0.25 foot candles at certain locations around the property's boundary.

The property that will be subject to the special exception is 11.88 acres and is located on the east side of Sycolin Road, with the Town of Leesburg Airport to the west, the Loudoun County Park and Ride Lot to the north and Bolen Park to the east and south. It is zoned JLMA-20 (Joint Land Management Area – 20). The *rural recreation establishment, outdoor* use is a permitted use in the JLMA-20 zoning district. The Applicant is proposing that two of the permitted fields be lighted. The lighting for these two fields does not meet the standards of Section 5-1504 (A) of the Revised 1993 Zoning Ordinance.

### II. JUSTIFICATION

Per the Revised General Plan, the property is designated for Business uses. Recreation uses conform to the policies for this planning designation. The Business text states, "In addition to offices, Business land uses generally may feature housing and/or commercial/retail uses, and all of the uses have a component of public/civic uses and parks and open space. A mix of uses

creates an environment where individuals not only can work, but where they can live and have convenient access to services, shops, and recreation.”

The Towns policies in Chapter 9 of the Revised General Plan addressing the development of the Joint Land Management Area also apply to the property. The following Towns policies support the proposed use:

Growth Management Policies, #6: The Revised General Plan seeks the creation of a “greenbelt”, depending on topography and physical features, around the Towns and/or their JLMAs to assist in maintaining the distinct character of each Town.

Land Use Policies, #10: Commercial retail and service development in Town JLMAs will consist of businesses that are compatible with the rural economy and the existing businesses of the Towns. This also may include innovative recreational or institutional uses or home-occupation uses out of residents’ homes.

The property is surrounded by uses that are complementary to the lighted fields. The Loudoun County Park and Ride Lot is located immediately north of the property and offers a potential linkage for additional parking capacity. Bolen Park borders the property to the south and east. Recreation uses, similar to those that will be provided on the property, are being developed in Bolen Park. The southern tip of the Leesburg Airport and some industrial/commercial uses are located to the west of the property. In a preliminary meeting with the Town of Leesburg Staff, the Applicant was informed that airplanes would not be in conflict with the proposed lighting poles due to the altitude at which they will be flying when crossing the property. According to the Town of Leesburg Staff, airplanes will be at approximately 1,100 feet when flying over the property. To put this altitude into context, the proposed lighting poles will be no taller than eighty feet, which is not much higher than the adjacent forest cover and water tower.

The hours of operation for the lighted fields will be similar to existing facilities in the county. The anticipated hours of operation will be 5:00 p.m. to 10:00 p.m. on weekdays and 8:00 a.m. to 10:00 p.m. on weekends. Usage of the fields will vary based on the time of year.

### III. ENVIRONMENTAL

The property does contain some wetlands, which have been marked. The proposed lighted fields will not impact the wetlands. The stormwater management measures that filter runoff from the property will meet all applicable State and County regulations. The property has previously been disturbed and does not contain much existing vegetation. The proposed lighted fields will not impact any existing forested areas.

### IV. TRANSPORTATION

As stated in the conclusion of the Traffic Statement prepared by Wells + Associates, Inc., “The special exception to add lights to the permitted soccer fields along Sycolin Road would not significantly increase the number of trips generated by the site during critical peak hours. The application would have a minimal impact on the traffic safety and operations along Sycolin Road and would not result in the need for turn lanes.”

### V. ISSUES FOR CONSIDERATION

The Zoning Ordinance contains criteria for approval of Special Exception applications. The proposed application meets the applicable criteria of Section 6-1310, “Issues for Consideration”, as explained below.

#### **(A) Whether the proposed special exception is consistent with the Comprehensive Plan.**

As previously stated, per the Revised General Plan, the property is designated for Business uses. Recreation uses conform to the policies for this planning designation. The Business text states, “In addition to offices, Business land uses generally may feature housing and/or commercial/retail uses, and all of the uses have a component of

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public/civic uses and parks and open space. A mix of uses creates an environment where individuals not only can work, but where they can live and have convenient access to services, shops, and recreation.”

The Towns policies in Chapter 9 of the Revised General Plan addressing the development of the Joint Land Management Area also apply to the property. The following Towns policies support the proposed use:

Growth Management Policies, #6: The Revised General Plan seeks the creation of a “greenbelt”, depending on topography and physical features, around the Towns and/or their JLMAs to assist in maintaining the distinct character of each Town.

Land Use Policies, #10: Commercial retail and service development in Town JLMAs will consist of businesses that are compatible with the rural economy and the existing businesses of the Towns. This also may include innovative recreational or institutional uses or home-occupation uses out of residents’ homes.

**(B) Whether the proposed special exception will adequately provide for safety from fire hazards and have effective measures of fire control.** All applicable fire and safety regulations will be addressed to implement effective measures of fire control.

**(C) Whether the level and impact of any noise emanating from the site, including that generated by the proposed use, negatively impacts the uses in the immediate area.** The proposed uses will not emanate noise that will negatively impact the uses in the immediate area.



- (D) Whether the glare or light that may be generated by the proposed use negatively impacts uses in the immediate area.** The property will not emit any glare or light that will negatively impact the uses in the immediate area. All field lighting will be focused inward and downward and any light spillage will be kept at minimal levels.
- (E) Whether the proposed use is compatible with other existing or proposed uses in the neighborhood, and adjacent parcels.** With the exception of the Town of Leesburg Airport on the west side of Sycolin Road, every adjacent parcel is zoned JLMA-20 and planned for Business uses. A recreation use is compatible with the uses existing or planned for the adjacent parcels.
- (F) Whether sufficient existing or proposed landscaping, screening and buffering on the site and in the neighborhood to adequately screen surrounding uses.** The necessary landscaping, buffering, and screening will be provided to address the requirements of the Revised 1993 Zoning Ordinance.
- (G) Whether the proposed special exception will result in the preservation of any topographic or physical, natural, scenic, archaeological or historic feature of significant importance.** The proposed special exception use will not negatively affect the preservation of any topographic or physical, natural, scenic, archaeological or historic features of significant importance.
- (H) Whether the proposed special exception will damage existing animal habitat, vegetation, water quality (including groundwater) or air quality.** The proposed

special exception use will not negatively affect existing animal habitat, vegetation, water quality or air quality.

**(I) Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public.** The proposed special exception use will contribute to the welfare and convenience of the public by providing additional recreation opportunities for a wider range of users.

**(J) Whether the traffic expected to be generated by the proposed use will be adequately and safely served by roads, pedestrian connections and other transportation services.** As stated in the traffic statement, "The special exception to add lights to the permitted soccer fields along Sycolin Road would not significantly increase the number of trips generated by the site during critical peak hours. The application would have a minimal impact on the traffic safety and operations along Sycolin Road and would not result in the need for turn lanes."

**(K) Whether, in the case of existing structures proposed to be converted to uses requiring a special exception, the structures meet all code requirements of Loudoun County.** There are no existing structures proposed to be converted to uses requiring a special exception.

**(L) Whether the proposed special exception will be served adequately by essential public facilities and services.** The proposed special exception use will be served by on-

site water and sewer facilities. Public water and sewer facilities will not be connected to the property at the current time.

**(M) The effect of the proposed special exception on groundwater supply.** Due to the mitigation measures that will be implemented by the Applicant, the proposed special exception use will not have a negative effect on groundwater supply.

**(N) Whether the proposed use will affect the structural capacity of the soils.** The proposed special exception use will not affect the structural capacity of the soils.

**(O) Whether the proposed use will negatively impact orderly and safe road development and transportation.** As stated in the traffic statement, the proposed special exception use will not negatively impact orderly and safe road development and transportation.

**(P) Whether the proposed special exception use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.** Expanding the use of a recreation facility for a non-profit organization is not expected to provide desirable employment or enlarge the tax base. The special exception is expected to provide additional recreation opportunities for all of the county's age groups while conforming to the intentions of the Revised General Plan for the Joint Land Management Area.

**(Q) Whether the proposed special exception considers the needs of agriculture, industry, and businesses in future growth.** The proposed special exception use does not have an agricultural or industrial element that would warrant future consideration.

**(R) Whether adequate on and off-site infrastructure is available.** Adequate on and off-site infrastructure is available to accommodate the proposed special exception.

**(S) Any anticipated odors which may be generated by the uses on site, and which may negatively impact adjacent uses.** The property will not emanate any odors that will negatively impact adjacent uses.

**(T) Whether the proposed special exception uses sufficient measure to mitigate the impact of construction traffic on existing neighborhoods and school areas.** Any construction traffic that will access the property will not have an impact on neighborhoods or school areas.

## VI. CONCLUSION

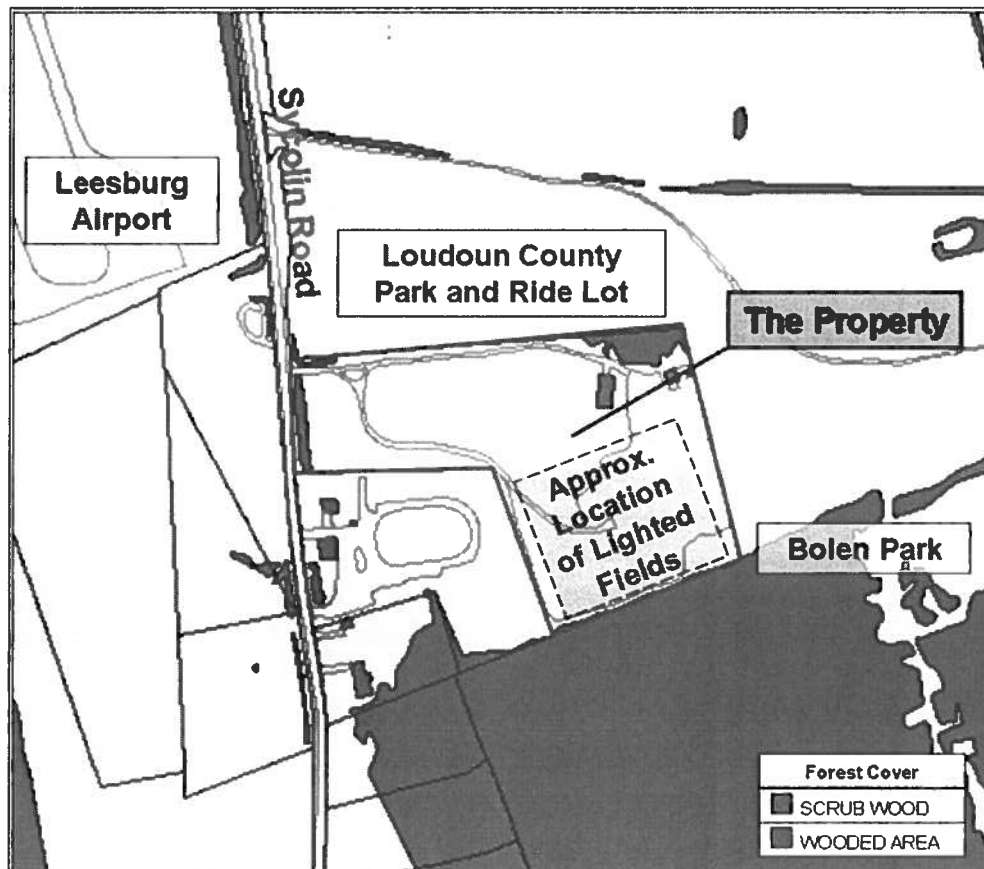
The property is located in an area planned for Business uses and is surrounded by non-residential uses that are complimentary to the proposed lighted fields, namely Bolen Park and the Loudoun County Park and Ride Lot. The development of lighted fields on this property further advances Plan policy through the development of “greenbelt” and “innovative recreational” uses in the Joint Land Management Area.

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The proposed lighting will not interfere with the nearby Town of Leesburg Airport. According to the Town of Leesburg Staff, airplanes will be at approximately 1,100 feet when flying over the property. The proposed lighting poles will likely be no taller than eighty feet, which is not much higher than the adjacent forest cover or water tower.

The anticipated hours of operation are similar to other lighted recreation facilities in the county and conform to the performance standards for lighting uses listed in the Revised 1993 Zoning Ordinance, which calls for the extinguishing of lights between the hours of 10:00 p.m. and 6:00 a.m. With the ability to provide lighted fields on the property, additional playing hours will result in expanded recreation opportunities for all age groups in Loudoun County.

#### VICINITY MAP



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WALSH COLUCCI  
LUBELEY EMRICH  
& WALSH PC

Michael Romeo, AICP  
Land Use Planner  
(571) 209-5772  
mromeo@ldn.thelandlawyers.com

April 9, 2010



**Via Hand Delivery**

Mr. Mike Elabarger  
Project Manager  
Loudoun County Department of Planning  
1 Harrison Street, SE, Third Floor  
Leesburg, VA 20177

**Re: Loudoun Youth Soccer Association, Inc. Lighting Special Exception  
(SPEX 2009-0036)**

Dear Mr. Elabarger:

**Loudoun Youth Soccer Association, Inc.** (hereinafter the "Applicant") provides this letter as a written response to the referral agency comments provided for the above referenced application. For your convenience, each of the Staff comments are listed below, followed by the Applicant's responses in bold italics.

**COUNTY OF LOUDOUN DEPARTMENT OF PLANNING, COMMUNITY PLANNING  
(Kelly Williams, 2/22/10)**

**EXECUTIVE SUMMARY**

The Loudoun Youth Soccer Association, Inc. requests a Special Exception to permit lighting that does not meet the standards of the Revised 1993 Zoning Ordinance. The use of recreation fields on the property is a permitted use in the JLMA-20 zoning district, however the lighting as proposed exceeds the standards and requires special exception approval. Specifically, the applicant is requesting approval of lighting that exceeds 0.25 foot candles above background light levels measured at the boundary of the property as it abuts adjacent properties. The greatest impact would be a maximum of 8.51 foot candles on the adjacent Phil Bolen Park property.

Staff recommends approval of the proposal as the site is surrounded by uses which generally will not be affected by lighting that may spill over the boundary. The adjacent

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uses include the Leesburg Airport, Phil Bolen Park, and a commercial nursery. As proposed, spill over would occur only on the Phil Bolen Park property which is planned for both passive and active recreational uses, including lighted ball fields. Additionally, the applicant has proposed hours of operation that are similar to existing facilities within the county which should pose no undue hardship on the adjacent properties.

## **BACKGROUND**

The subject property, approximately 11.88 acres, is located east of Sycolin Road, north of Cochran Mill Road, and south of the future alignment of Crosstrail Boulevard. It is bounded by a Phil Bolen Park to the north, east and south, a commercial nursery to the south and the Leesburg Airport to the west (See Vicinity Map). The property is zoned JLMA-20 (Joint Land Management Area).

A review of County GIS records indicates wetlands, steep slopes, and moderately steep slopes on-site, however they are located in an area that will not be impacted by the lighting which is the subject of this application.

Vicinity Map



## **COMPLIANCE WITH THE COMPREHENSIVE PLAN**

The site is governed under the policies of the Revised General Plan, the Countywide Transportation Plan (CTP), and the Bicycle and Pedestrian Mobility Master Plan (BPMMP). The site is contained within the Leesburg Joint Land Management Area (JLMA) and is planned for Business uses.



The proposed application has been reviewed under the Revised General Plan Towns Policies of Chapter 9 and the Green Infrastructure policies of Chapter 5.

## **ANALYSIS & RECOMMENDATION**

### **Lighting**

The Plan promotes sound night-lighting standards that will “reduce light pollution such as glare, energy waste, light trespass, and the deterioration of the natural nighttime environment” (Revised General Plan, Chapter 5, Lighting and the Night Sky, text). The Light and Glare Standards of the Revised 1993 Zoning Ordinance (Section 5-1504(A)) specifies that all sources of glare must not cause illumination in excess of 0.25 foot candles above background light levels measured at the boundary of the property as it abuts the adjacent lot. A Special Exception is requested so that the lighting on the outdoor fields may exceed these standards.

Specifically, six light poles are proposed to illuminate the athletic fields on the southern most portion of the site. The applicant has included an illumination summary depicting the anticipated light intensities on the perimeter of the property based on Musco light fixtures. The analysis identifies several locations along the site’s southern boundaries where the outdoor lighting will spill over onto the Phil Bolen Park site which is also planned for active recreational uses, including lighted ballfields. The greatest impact would be a maximum of 8.51 foot candles in the south west corner of the site.

***Staff recommends approval of the proposal as the site is surrounded by uses which generally will not be affected by lighting that may spill over the boundary. The applicant has proposed hours of operation that are similar to existing facilities within the county which should pose no undue hardship on the adjacent properties. Staff recommends that commitments be made to the type of lighting that will be provided (e.g., maximum height of poles, intensity of lighting (maximum foot candles), a design that reduces spillover, etc.) and to the hours of operation.***

### **Applicant Response:**

***The Applicant concurs with Staff’s assessment of the minimal impact that the proposed lighting will have on neighboring properties. The Applicant has drafted a set of conditions of approval (enclosed) that address the lighting restrictions mentioned by Staff.***

**COUNTY OF LOUDOUN DEPARTMENT OF BUILDING AND DEVELOPMENT, ZONING ADMINISTRATION (Brian Fish, 2/19/10)**

## **I. APPLICATION SUMMARY**

Applicant: Loudoun Youth Soccer Association, Inc.

Proposal: Special Exception to allow lighting that does not meet the standards of Section 5-1504(A), pursuant to Section 5-1404(C).

II. PROPERTY SUMMARY

Parcel Number (MCPI): 192-36-5833-000

Property Size (Legal Acreage): 11.88 Acres

Base Zoning: JLMA-20 (Joint Land Management Area - 20) (ZO Section 2-1300)

Zoning Overlay Districts: Airport Impact Overlay District

III. MATERIALS REVIEWED BY ZONING ADMINISTRATION:

The Zoning Administration comments provided in this referral are based on a review of the following documents submitted with the application:

- 1) Information Sheet.
- 2) Statement of Justification dated January 7, 2010.
- 3) Special Exception Plat revised through December 22, 2009.
- 4) Lighting Summary dated September 4, 2009.

IV. COMMENTS

Zoning Administration has the following comments regarding conformance with the Revised 1993 Loudoun County Zoning Ordinance ("the Ordinance"):

1. Staff recommends that the Conditions of Approval include hours during which lighting is to be permitted.

**Applicant Response:**

***The Applicant has drafted a condition of approval that addresses the hours during which lighting is to be permitted.***

2. Staff recommends that the Conditions of Approval include substantial conformance to the Special Exception plat.

**Applicant Response:**

*The Applicant has drafted a condition of approval that addresses substantial conformance to the lighting plan of the Special Exception Plat.*

3. Staff notes that the Legend on Sheet 2 simply refers to the lighting isometric as "Proposed Lighting Isometric (foot candles)". Are these proposed to be maximum, average, or approximate lighting levels? Additional clarification is required.

**Applicant Response:**

*The lighting isometric listed on Sheet 2 refers to the maximum horizontal foot candle levels.*

4. Staff notes that the review of this Special Exception application only included a review of the proposed field lighting, and did not include a comprehensive review of the proposed *rural recreation establishment, outdoor* for conformance with Zoning Ordinance requirements.

**Applicant Response:**

*While the Applicant understands that the Staff review of this application is limited to lighting, Staff should be reassured by the following information.*

*As stated in the Revised 1993 Loudoun County Zoning Ordinance, the rural recreation establishment, outdoor use, which is a permitted use by-right in the JLMA-20 zoning district, is defined as, "Any establishment operated as a commercial enterprise in which seasonal facilities directly related to outdoor recreation are provided for all or any of the following: camping, skating rink (outdoor), lodging, picnicking, boating, fishing, swimming, outdoor games and sports, animal-mounted trail riding, and activities incidental and related to the foregoing. This use may include a refreshment stand as an accessory use. Nothing in this definition shall be construed to mean a track for motorized vehicles of any type, however defined."*

*Clearly, this definition permits "outdoor games and sports", which is the specific recreation use that will be implemented on the subject property. The proposed recreation use complies with the parameters of the rural recreation establishment, outdoor use as defined in the Zoning Ordinance.*

**COUNTY OF LOUDOUN OFFICE OF TRANSPORTATION SERVICES (Marc Lewis-DeGrace, 3/19/10)**

**Background**

This Special Exception (SPEX) application seeks to allow lighting on soccer fields that does not meet standards set by the Revised 1993 Zoning Ordinance. The site is located on the east side of Sycolin Road (Route 643), adjacent to Loudoun County's Leesburg Park and Ride Lot and Philip A. Bolen Memorial Park. Access to the site is provided via an existing site driveway. A vicinity map is provided as *Attachment 1*.

In its consideration of this application, the Office of Transportation Services (OTS) reviewed materials received from the Department of Planning on January 8, 2010, including (1) a statement of justification prepared by the Applicant, (2) a special exception plat (plan set) prepared by Bohler Engineering dated November 11, 2009 revised through December 22, 2009, and (3) a Traffic Statement prepared by Wells and Associates dated November 16, 2009.

**Existing, Planned and Programmed Transportation Facilities**

The site is located just outside of the Town of Leesburg within the Leesburg Joint Land Management Area (JLMA). Major roadways serving the site are described below. OTS review of existing and planned transportation facilities is based on the 2001 Revised Countywide Transportation Plan (2001 Revised CTP) and the 2003 Bicycle & Pedestrian Mobility Master Plan (2003 Bike & Ped Plan).

**Sycolin Road (Route 643)** (segment from Route 659 northwest to Battlefield Parkway) is classified by the 2001 Revised CTP as a minor collector road. It is currently built as a two-lane (R2) road within a variable right-of-way (ROW). A recent project by the Virginia Department of Transportation (VDOT) has paved the entire road. The 2001 Revised CTP calls for Sycolin Road to be widened to a four-lane divided (U4M) facility within a 90-foot ROW and reclassified. A segment of Sycolin Road just to the north of the site has been widened by Loudoun County, installing left- and right-turn lanes at Loudoun Center Drive and a left-turn lane at Claudia Drive, (the entrance to the Leesburg Park and Ride Lot). The Town of Leesburg is in the process of widening Sycolin Road to four lanes within the Town Limits. According to the most recent data provided by VDOT (2008), Sycolin Road carries 3200 daily vehicle trips.

The 2003 Bike & Ped Plan classifies Sycolin Road as a "baseline connecting roadway" along which bicycle and pedestrian facilities are envisioned. There are multi-use trails on either side of Sycolin Road to the north of the site from the Leesburg Town Limits south to Claudia Drive (a distance of approximately 1500 feet). These facilities were constructed as part of the recent Loudoun County widening project.

**Review of Applicant's Submitted Traffic Statement**

The Applicant's submitted traffic statement (*Attachment 2*) reviewed the existing conditions along Sycolin Road (Route 643) at the site entrance and the impacts of the proposed use on the roadway. The traffic statement indicates that the four fields proposed on the site (i.e., two full-size lighted soccer fields and two smaller unlighted "play areas") should be counted as three fields given the smaller size and capacity of the "play areas". Using rates published by the Institute of Transportation Engineers (ITE) in *Trip Generation (8<sup>th</sup> Edition)*, vehicle trips generated by the proposed fields are as follows:

#### **Trip Generation Analysis**

Land use / Time Period	ITE Code	Amount	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Soccer Complex	488	3 Fields						
Adjacent Street Peak Hour Generator			2	2	4	43	19	62
Peak Hour of Generator			5	4	9	21	44	65

Source: Wells + Associates Traffic Statement (11/16/2009)

The traffic statement notes even if the lighting of the fields moved the PM peak hour of the generator (fields) to be coincident with the adjacent street (commuter) PM peak hour, an addition of only five percent (three vehicle trips) would result. The traffic statement concludes that this is not a significant traffic increase.

The traffic statement also analyzed the need for left and right turn lanes on Sycolin Road at the site entrance, and determined that neither is warranted. Analysis of each is provided as part of *Attachment 2*.

#### **Transportation Comments**

1. The Leesburg Executive Airport Master Plan and Capital Improvement Plan calls for an extension of the airport runway in the future. The runway extension will require a realignment of Sycolin Road (Route 643), which is anticipated to impact the Applicant's property generally as indicated on *Attachment 3*. This realignment is also shown on the Town of Leesburg's Transportation Plan and noted in the draft 2010 Loudoun County CTP. It is recommended that the Applicant contact both Leesburg Executive Airport and the Town of Leesburg to coordinate development of this site with respect to this road realignment.

#### **Applicant Response:**

***The Applicant is aware of the anticipated realignment of Sycolin Road along the subject property's frontage and has been in contact with the Town of***

***Leesburg Executive Airport and the Town of Leesburg about the proposed lighting application. The Town of Leesburg referral, which solicited input from the Town of Leesburg Executive Airport, did not address the issue of a realigned Sycolin Road since the proposed special exception application is based solely on a lighting issue.***

2. Loudoun County is currently in the process of selecting an engineering firm to design Crosstrail Boulevard, a segment of which is proposed to pass through Phil Bolen Park just east of this site. Please be aware that the ultimate location of Crosstrail Boulevard may deviate from the alignment depicted on the Applicant's special exception plat and impact the Applicant's lot/proposed fields.

**Applicant Response:**

***The Applicant is aware of the planned location of Crosstrail Boulevard as it passes by the subject property. This alignment has changed in the past to address concerns regarding the purchasing of additional right-of-way, its impact on private properties and its future connection to the Greenway. The current alignment takes advantage of Crosstrail Boulevard's location on public property while aligning it with the Shreve Mill Road interchange to the south and west. This alignment avoids as many private properties as possible. It is the Applicant's understanding that this is the preferred alignment of the Town of Leesburg and Loudoun County for the reasons stated above.***

3. Please ensure that the lighting for the soccer fields is not directed toward existing or future planned roads.

**Applicant Response:**

***The conditions of approval mandate that a certain type of lighting be used for the lighted fields. This lighting is the most advanced at providing shielded and downward focused lighting with minimal spillover onto adjacent properties or roads.***

**TOWN OF LEESBURG (Irish Grandfield, 2/4/10)**

Loudoun Youth Association has submitted a special exception application for construction of lighted ball fields at 19789 Sycolin Road south of the Leesburg

Corporate limits. The proposed facility is not in conflict with policies of the Town Plan and seems reasonable, as explained in the statement of justification. Staff has reviewed the proposal and has no objections to its approval.

**Applicant Response:**

*In speaking with Mr. Tim Deike of the Town of Leesburg Airport, the Applicant notes that this statement from the Town of Leesburg is inclusive of the Town of Leesburg Airport's input regarding the proposed use.*

*In meeting with Mr. Deike, it was conveyed to the Applicant that the proposed height of the lighting poles is not a concern for the airport. The only concern would be the shielding of the lighting as to avoid unnecessary light spillage upward that may confuse or distract pilots. The Applicant is able to address this concern by conditioning to a specific type of lighting that minimizes light spillage to the maximum extent possible through the shielding and focusing of the lights inward and downward toward the field surfaces.*

**COUNTY OF LOUDOUN PARKS, RECREATION AND COMMUNITY SERVICES**  
**(Brian G. Fuller, 3/19/10)**

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**BACKGROUND AND ANALYSIS:**

The Property is located on the east side of Sycolin Road, east of the Town of Leesburg Airport, south of the Leesburg Park and Ride Lot, and adjacent to the western boundary of Philip A. Bolen Memorial Park. The Property consists of approximately 11.88 acres within the Leesburg JLMA Policy Area. The Property is zoned JLMA-20 and owned by James J. Hogan, Jr.

The Loudoun Youth Soccer Association (LYSA) is seeking to construct 2 large soccer fields on the property, which is permitted as a "rural recreation establishment, outdoor" use in the JLMA-20 zoning district. However, the Applicant wants to light the fields, and therefore, a Special Exception to permit lighting that does not meet the standards of Section 5-1504(A) of the Revised 1993 Zoning Ordinance, pursuant to Section 5-1504(C) is required. The Applicant anticipates that the hours of operation will be 5:00pm to 10:00pm on weekdays and 8:00am to 10:00pm on weekends, similar to County-owned active athletic facilities.

**POLICY:**

The site is governed under the land use policies in the Revised General Plan, the Loudoun County Bicycle and Pedestrian Mobility Master Plan, and the Revised Countywide Transportation Plan (Revised CTP). The subject site is located within the Leesburg Planning Area and the Leesburg JLMA Policy Area. The Planned Land Use Map adopted with the Revised General Plan identifies the subject site as planned for Business, which include components of public/civic uses and parks and open space.

**COMMENTS:**

With respect to Parks, Recreation and Community Services (PRCS) we offer the following comments to the application proposal:

1. PRCS has partnered with LYSA for many years, and supports the Applicant's proposal to provide additional lighted athletic fields in Loudoun County. The need for additional ballfields in the County has been well documented.

**Applicant Response:**

***Comment noted.***

2. Staff notes that the proposed location for the eastern soccer field is in very close proximity to the future, proposed Crosstrail Boulevard. Staff recommends coordinating with the Office of Transportation Services and their contracted design engineers on the location of Crosstrail Boulevard. The Applicant may need to consider additional buffering and/or fencing to protect players and soccer balls from entering the future roadway.

**Applicant Response:**

***The fields will be in a cut and will have retaining walls protecting a portion of the fields from the future roadway. Since the location of the roadway has not been finalized, fencing may not be necessary, and may be more appropriate to be part of the roadway design, if needed.***

3. It appears that the Concept Plan shows potential impacts to moderately steep slopes and wetlands. The Applicant should demonstrate to Staff, the Planning Commission, and the Board of Supervisors how the potential impact to moderately steep slopes and wetlands will be mitigated.

**Applicant Response:**



***The moderately steep slopes have previously been disturbed, as has much of the subject property. The proposed land disturbance will have a minimal impact on the moderately steep slopes.***

***The wetlands have been field located and are more accurate than existing Loudoun County maps. The anticipated grading operations will not overly impact the wetlands. A wetlands permit will be obtained for any disturbance that does occur to the wetlands.***

***It should be noted that the site driveway will be moved from its current location as far north as possible to avoid as much of the moderately steep slopes and wetlands as possible. This will result in the submission of a buffer width modification waiver along the northern property boundary. The requisite amount of buffer plantings will be provided, but the width of the buffer will be reduced to move the site driveway as far north as possible, which will minimize its impact on the moderately steep slopes and wetlands. Some disturbance is inevitable, and as mentioned above the site has previously been extensively disturbed; however, it is the Applicant's intention to minimize its land disturbance as much as possible, especially to the more sensitive areas of the subject property.***

4. Please provide additional information on the proposed uses of the existing buildings (to remain) around the large parking lot.

**Applicant Response:**

***The existing building will be converted into an accessory refreshment stand and accessory office use.***

**COUNTY OF LOUDOUN DEPARTMENT OF FIRE, RESCUE AND EMERGENCY MANAGEMENT (Maria Figueroa Taylor, 2/18/10)**

Thank you for the opportunity to review the above captioned application.

The Fire-Rescue GIS and Mapping coordinator offered the following information regarding estimated response times:

PIN	Project name	Leesburg VF-RC Travel Time
192-36-5833	LYSA	5 min, 12 sec (fire, station 20) 6 minutes (rescue, station 13)

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Travel times are determined using ESRI GIS network analyst along the county's street centerline with distance and speed limit being the criteria. Travel time is reported in minutes and seconds. For the approximate response time two minutes is added for turnout time.

Project name	Leesburg VF-RC Response Times
LYSA	7 min, 12 sec (fire, station 20) 8 minutes (rescue, station 13)

**Applicant Response:**  
**Comments noted.**

It is the Applicant's hope that the responses provided in this letter adequately address and resolve Staff comments. In the interest of moving the application forward in a manner that allows certainty in the development of the fields, the Applicant will be applying for this application to be double-advertised for a Board of Supervisors Public Hearing shortly following the Planning Commission Public Hearing Scheduled for Wednesday, May 26, 2010. Please do not hesitate to contact me if you have any questions or comments concerning this referral response letter.

Sincerely,

WALSH, COLUCCI, LUBELEY, EMRICH  
& WALSH, P.C.



Michael Romeo, AICP  
Land Use Planner

Enclosures: Draft Conditions of Approval  
Updated Plat  
Timeline Extension Letter  
Double Advertising Request

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I, Caroline M. Deutsch, Agent do hereby state that I am an

Applicant

☒ Applicant's Authorized Agent listed in Section C.1. below

in Application Number(s): SPEX 2009-0036

and that to the best of my knowledge and belief, the following information is true:

**C. DISCLOSURES: REAL PARTIES IN INTEREST AND LAND USE PROCEEDINGS**

**1. REAL PARTIES IN INTEREST**

The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS** and **LESSEES** of the land described in the application\* and if any of the forgoing is a **TRUSTEE\*\*** each **BENEFICIARY** of such trust, and all **ATTORNEYS**, and **REAL ESTATE BROKERS**, and all AGENTS of any of the foregoing.

All relationships to the persons or entities listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together (ex. Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc.) For a multiple parcel application, list the Parcel Identification Number (PIN) of the parcel(s) for each owner(s).

<b>PIN</b>	<b>NAME (First, M.I., Last)</b>	<b>ADDRESS (Street, City, State, Zip Code)</b>	<b>RELATIONSHIP (Listed in bold above)</b>
	Loudoun Youth Soccer Association	302-B Industrial Court Leesburg, VA 20175	Applicant/Contract Purchaser/Lessor
192-36-5833	James J. Hogan, Jr., Matthew Schenk, David Paul	19798 Sycolin Road Leesburg, VA 20175	Title Owner/Lessee
	Bohler VA, LLC	22630 Davis Drive, Suite 200 Sterling, Virginia 20164	Engineers/Agent
	Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.	1 E. Market Street, 3 <sup>rd</sup> Floor Leesburg, VA 20176	Attorneys/Planners/ Agent
	M.J. Wells & Associates, Inc.	1420 Spring Hill Road, #600 McLean, VA 22102	Transportation Consultant/Agent
	ECS Mid-Atlantic, LLC	14026 Thunderbolt Place, # 100 Chantilly, Virginia 20151	Environmental Consultant/Agent
	Musco Sports Lighting LLC	7407-F Whitepine Road Richmond, VA 23237	Lighting Consultant/Agent

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

\*\* In the case of a TRUSTEE, list Name of Trustee, name of Trust, if applicable, and name of each beneficiary.

Check if applicable:

There are additional Real Parties in Interest. See Attachment to Paragraph C-1.

## **LISTING OF INDIVIDUAL AGENTS**

1. **Loudoun Youth Soccer Association**  
Tom Thomas  
James G. Bonfils  
Caroline M. Deutsch  
Deborah A. Bicer
2. **James J. Hogan, Jr., Matthew Schenk, David Paul**
3. **Bohler VA, LLC**  
David B. Logan
4. **M.J. Wells & Associates, Inc.**  
Kevin D. Sitzman
5. **Walsh, Colucci, Lubeley, Emrich & Walsh, PC**  
J. Randall Minchew, Esq.  
William J. Keefe  
Michael G. Romeo  
Christine E. Gleckner  
Andrew A. Painter  
Kimberlee Welsh Cummings
6. **ECS Mid-Atlantic, LLC**  
Avi M. Sareen
7. **Musco Sports Lighting LLC**  
Joe Forche

## 2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

**Loudoun Youth Soccer Association, 302-B Industrial Court, Leesburg, VA 20175**

### Description of Corporation:

☐ *There are 100 or fewer shareholders and all shareholders are listed below.*

☐ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

☐ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

☐ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

### Names of Shareholders:

<b>SHAREHOLDER NAME</b> <b>(First, M.I., Last)</b>	<b>SHAREHOLDER NAME</b> <b>(First, M.I., Last)</b>
A non-profit organization with no shareholders	

### Names of Officers and Directors:

<b>NAME</b> <b>(First, M.I., Last)</b>	<b>Title</b> <b>(e.g. President, Treasurer)</b>
Debbie Bicer, President	Denise Kling, VP-Recreation
Robin Phillips, VP-Travel	Jim Bonfils, Treasurer
Miles Davis, Secretary/Dir of Communications	Tom Thomas, Director of Operations
Ali Zandi, Referee Director	Dan Cavanaugh, Referee Director

Check if applicable:

☒ There is additional Corporation Information. See Attachment to Paragraph C-2.

## 2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

**Bohler VA, LLC, 22630 Davis Drive, Suite 200, Sterling, Virginia 20164**

### Description of Corporation:

☒ *There are 100 or fewer shareholders and all shareholders are listed below.*

☐ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

☐ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

☐ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

### Names of Shareholders:

<b>SHAREHOLDER NAME</b> <b>(First, M.I., Last)</b>	<b>SHAREHOLDER NAME</b> <b>(First, M.I., Last)</b>
Ludwig H. Bohler	Adam J. Volanth
Daniel M. Duke	Mark R. Joyce

### Names of Officers and Directors:

<b>NAME</b> <b>(First, M.I., Last)</b>	<b>Title</b> <b>(e.g. President, Treasurer)</b>

Check if applicable:

☒ *There is additional Corporation Information. See Attachment to Paragraph C-2.*

**2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)**

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

**ECS Mid-Atlantic, LLC, 14026 Thunderbolt Place, Suite 100, Chantilly, Virginia 20151**

**Description of Corporation:**

☒ *There are 100 or fewer shareholders and all shareholders are listed below.*

☐ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

☐ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

☐ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

**Names of Shareholders:**

<b>SHAREHOLDER NAME</b> <b>(First, M.I., Last)</b>	<b>SHAREHOLDER NAME</b> <b>(First, M.I., Last)</b>
Engineering Consulting Services, Ltd., Managing Member	

**Names of Officers and Directors:**

<b>NAME</b> <b>(First, M.I., Last)</b>	<b>Title</b> <b>(e.g. President, Treasurer)</b>

Check if applicable:

☒ *There is additional Corporation Information. See Attachment to Paragraph C-2.*

A-47

## 2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

**Engineering Consulting Services, Ltd., 14026 Thunderbolt Place, Suite 100, Chantilly, Virginia 20151**

### Description of Corporation:

☒ *There are 100 or fewer shareholders and all shareholders are listed below.*

☐ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

☐ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

☐ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

### Names of Shareholders:

<b>SHAREHOLDER NAME</b> <i>(First, M.I., Last)</i>	<b>SHAREHOLDER NAME</b> <i>(First, M.I., Last)</i>
Henry L. Lucas	

### Names of Officers and Directors:

<b>NAME</b> <i>(First, M.I., Last)</i>	<b>Title</b> <i>(e.g. President, Treasurer)</i>

Check if applicable:

☒ *There is additional Corporation Information. See Attachment to Paragraph C-2.*



**2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)**

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

**Musco Sports Lighting LLC, 12936 Grove Hill Road, #202-3, Midlothian, VA 23214**

**Description of Corporation:**

☒ *There are 100 or fewer shareholders and all shareholders are listed below.*

☐ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

☐ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

☐ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

**Names of Shareholders:**

<b>SHAREHOLDER NAME</b> <b>(First, M.I., Last)</b>	<b>SHAREHOLDER NAME</b> <b>(First, M.I., Last)</b>
Managers: Joe P. Crookham, Jeffrey A. Rogers, Myron K. Gordin, Christopher K. Hyland	Member: Musco Corporation

**Names of Officers and Directors:**

<b>NAME</b> <b>(First, M.I., Last)</b>	<b>Title</b> <b>(e.g. President, Treasurer)</b>

Check if applicable:

☒ *There is additional Corporation Information. See Attachment to Paragraph C-2.*

A-49

**2. CORPORATION INFORMATION** (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

Musco Corporation, 100 1<sup>st</sup> Avenue, W, Oskaloosa, IA 52577

**Description of Corporation:**

☒ *There are 100 or fewer shareholders and all shareholders are listed below.*

☐ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

☐ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

☐ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

**Names of Shareholders:**

<b>SHAREHOLDER NAME</b> (First, M.I., Last)	<b>SHAREHOLDER NAME</b> (First, M.I., Last)
Joe P. Crookham	
Myron K. Gordin	

**Names of Officers and Directors:**

<b>NAME</b> (First, M.I., Last)	<b>Title</b> (e.g. President, Treasurer)

Check if applicable:

☒ *There is additional Corporation Information. See Attachment to Paragraph C-2.*

**2. CORPORATION INFORMATION** (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

Walsh, Colucci, Lubeley, Emrich & Walsh, P.C., 1 E. Market Street, 3<sup>rd</sup> Floor, Leesburg, Virginia 20176

**Description of Corporation:**

☒ There are 100 or fewer shareholders and all shareholders are listed below.

☐ There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

☐ There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

☐ There are more than 500 shareholders and stock is traded on a national or local stock exchange.

**Names of Shareholders:**

<b>SHAREHOLDER NAME</b> (First, M.I., Last)	<b>SHAREHOLDER NAME</b> (First, M.I., Last)
David J. Bomgardner	E. Andrew Burcher
Thomas J. Colucci	Peter M. Dolan, Jr.
Jay du Von	Jerry K. Emrich
William A. Fogarty	John H. Foote
H. Mark Goetzman	Bryan H. Guidash
Michael D. Lubeley	J. Randall Minchew
M. Catharine Puskar	John E. Rinaldi
Lynne J. Strobel	Garth M. Wainman
Nan E. Walsh	Martin D. Walsh

**Names of Officers and Directors:**

<b>NAME</b> (First, M.I., Last)	<b>Title</b> (e.g. President, Treasurer)

Check if applicable:

☒ There is additional Corporation Information. See Attachment to Paragraph C-2.

**2. CORPORATION INFORMATION** (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

**M. J. Wells & Associates, Inc., 1420 Spring Hill Road, Suite 600, McLean, VA 22102**

**Description of Corporation:**

☒ *There are 100 or fewer shareholders and all shareholders are listed below.*

☐ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

☐ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

☐ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

**Names of Shareholders:**

<b>SHAREHOLDER NAME</b> <i>(First, M.I., Last)</i>	<b>SHAREHOLDER NAME</b> <i>(First, M.I., Last)</i>
Robin L. Antonucci, Martin M. Barna,	Michael R. Pinkoske, Jr., Anne M. Randall,
Barbara J. Blackmore, Christopher L. Bowyer,	Lawrence E. Sefcik, Aaron M. Siddle,
Jennifer N. Carpenter, John F. Cavan,	Kevin D. Sitzman, Jorjean M. Stanton,
Maureen E. Cicciarelli, Winnie F. Dadzie,	Christopher Turnbull, Glenda D. Tyler,
Lorrie D'Amico-Branch, Sudeep Deshmukh,	James W. Watson, Martin J. Wells,
Ernest M. Eggleston, Kevin R. Fellin,	Joseph A. Winterer, Michael J. Workosky,
Melissa T. Hish, Admir Husadzinovic, Agan Husadzinovic, Majdeta Husadzinovic, William F. Johnson, Christopher L. Kabatt, Robert T. Kohler, Priyatham Konda, Maria C. Lashinger, Brian J. Leljedal, Jami L. Milanovich, Terence J. Miller, David A. Ohler, John P. Perez,	M.J. Wells & Associates, Inc. Employee Stock Ownership Trust (ESOT)

**Names of Officers and Directors:**

<b>NAME</b> <i>(First, M.I., Last)</i>	<b>Title</b> <i>(e.g. President, Treasurer)</i>

Check if applicable:

☐ *There is additional Corporation Information. See Attachment to Paragraph C-2.*

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### 3. PARTNERSHIP INFORMATION

The following constitutes a listing of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in the affidavit.

**Partnership name and address:** (complete name, street address, city, state, zip)

None

\_\_\_ (check if applicable) The above-listed partnership has no limited partners.

#### Names and titles of the Partners:

<i>NAME</i> (First, M.I., Last)	<i>Title</i> (e.g. General Partner, Limited Partner, etc)

Check if applicable:

\_\_\_ Additional Partnership information attached. See Attachment to Paragraph C-3.

#### 4. ADDITIONAL INFORMATION

a. One of the following options must be checked:

☐ In addition to the names listed in paragraphs C. 1, 2, and 3 above, the following is a listing of any and all other individuals who own in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

☒ Other than the names listed in C. 1, 2 and 3 above, no individual owns in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

Check if applicable:

☐ Additional information attached. See Attachment to Paragraph C-4(a).

b. That no member of the Loudoun County Board of Supervisors, Planning Commission, Board of Zoning Appeals or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or though an interest in a partnership owning such land, or as beneficiary of a trust owning such land.

**EXCEPT AS FOLLOWS: (If none, so state).**

None

Check if applicable:

☐ Additional information attached. See Attachment to Paragraph C-4(b).

c. That within the twelve-month period prior to the public hearing for this application, no member of the Loudoun County Board of Supervisors, Board of Zoning Appeals, or Planning Commission or any member of his immediate household, either individually, or by way of partnership in which any of them is a partner, employee, agent or attorney, or through a partner of any of them, or through a corporation (as defined in the Instructions at Paragraph B.3) in which any of them is an officer, director, employee, agent or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has or has had any business or financial relationship (other than any ordinary customer or depositor relationship with a retail establishment, public utility, or bank), including receipt of any gift or donation having a value of \$100 or more, singularly or in the aggregate, with or from any of those persons or entities listed above.

**EXCEPT AS FOLLOWS: (If none, so state).**

None

Check if applicable:

☐ Additional information attached. See Attachment to Paragraph C-4(c).

**D. COMPLETENESS**

That the information contained in this affidavit is complete, that all partnerships, corporations (as defined in Instructions, Paragraph B.3), and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, OR LESSEE of the land have been listed and broken down, and that prior to each hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including any gifts or business or financial relationships of the type described in Section C above, that arise or occur on or after the date of this Application.

WITNESS the following signature:

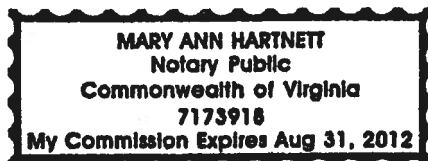
Caroline M. Deutsch  
check one: ☐ Applicant or ☒ Applicant's Authorized Agent  
Caroline M. Deutsch, Agent

(Type or print first name, middle initial and last name and title of signee)

Subscribed and sworn before me this 22nd day of April 2010, in  
the State/Commonwealth of Virginia, in the County/City of London

M. Hartnett  
Notary Public

My Commission Expires: August 31, 2012



Important! The adopted Affidavit and Reaffirmation of Affidavit forms shall not be altered or modified in any way. Any form that is altered or modified in any way will not be accepted.

**REAFFIRMATION OF AFFIDAVIT**

In reference to the Affidavit dated November 9, 2009 for the Application of  
(enter date of affidavit)

Loudoun Youth Soccer Association  
(enter name(s) of applicant(s))

in Application Number(s): SPEX 2009-0036  
(enter application number(s))

I, Caroline M. Deutsch, Agent, do hereby state that I am an

(check one) ☐ applicant (must be listed in Paragraph C of the above-described affidavit)  
☒ applicant's authorized agent (must be listed in Paragraph C of the above-described affidavit)

and that to the best of my knowledge and belief, the following information is true:

(check one)  
☐ I have reviewed the above-described affidavit, and the information contained therein is true and complete as of \_\_\_\_\_ (today's date); or  
☒ I have reviewed the above-described affidavit, and I am submitting a new affidavit which includes changes, deletions or supplemental information to those paragraphs of the above-described affidavit indicated below:

(Check if applicable)

- ☒ Paragraph C-1
- ☐ Paragraph C-2
- ☐ Paragraph C-3
- ☐ Paragraph C-4(a)
- ☐ Paragraph C-4(b)
- ☐ Paragraph C-4(c)

WITNESS the following signature: *Caroline M. Deutsch*  
(check one) ☐ Applicant ☒ Applicant's Authorized Agent

Caroline M. Deutsch, Agent  
(Type or print first name, middle initial, last name and title of signer)

Subscribed and sworn to before me this 22nd day of April, 2010,  
in the State/Commonwealth of Virginia, County/City of Loudoun.

*Mary Ann Hartnett*  
Notary Public

My Commission expires: August 31, 2012

